



NEWS RELEASE

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ANNETTE BAUSCH NAMED 2004 SITE MANAGER OF THE YEAR

Lincoln, Neb., October 24, 2005— Annette Bausch was selected as the 2004 Site Manager of the Year for elderly housing by the United States Department of Agriculture (USDA) Rural Development. Bausch, manager of Elkhorn Valley Courts in Beemer, Neb. for 18 years, received the award for her excellence in management, community involvement and commitment to service.

Nebraska State Director Scot Blehm, USDA Rural Development stated, "The recognition of Site Manager of the Year is to reward managers who show dedication and commitment to the management of the Rural Development financed apartment complexes but more importantly to the tenants who occupy them." Blehm added, "Managers, such as Bausch, help to accomplish our mission of providing safe and affordable housing to rural Nebraskans."

Bausch exhibits a strong level of commitment to the residents at Elkhorn Valley Courts, not only by providing affordable and quality housing, but by making the apartments their home. In her role as site manager, Bausch assists the tenants in remaining an active part of the community through the availability of the complex to host club meetings, card parties and potluck luncheons. Tenants view Elkhorn Valley Courts as their home and Annette as family due to the tremendous support she brings to their lives. Bausch continually makes capital improvements to the 26 year old complex. A sidewalk was installed between the housing complex and nursing home where community health services are available. Tenants donated funds for a visitor parking lot. The low turnover rate at Elkhorn Valley is attributed to the complex's environment, created by Bausch, that encourages tenants to stay. The average occupancy term at the complex is 7 years with one tenant calling it home for 17 years. Tenants may stay as long as they can live independently. Elkhorn Valley Courts offer 12 one-bedroom units of affordable living for the elderly.

USDA Rural Development accepted nominations nationally from its field staff for managers of USDA Rural Development rural rental housing complexes. Nominations were based on tenant satisfaction, property curbside appeal, accurate and complete record keeping and consistent performance of actions above and beyond the call of duty. 2004 Site Manager of the Year awards are presented annually in each state for both family and elderly complexes.

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